



Agenda Number: 17 CSU-70043 January 9, 2008

Applicant: Frank and Betty Tafoya

Agent: Consensus Planning

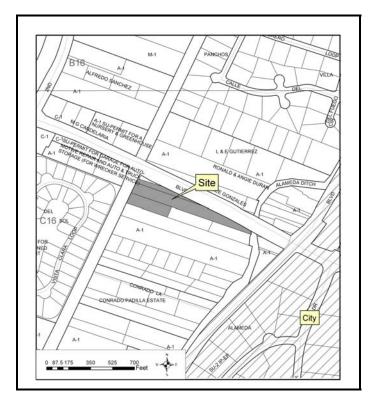
Location: 9545 Edith Blvd. NE

Property Size: 2.8 acres (approximately)

Existing Zone: A-1

Proposed Special Use Permit for **Zoning/SUP** Permissive C-1 Uses

Recommendation: Denial



Summary:

This request is for a Special Use Permit for Specific Use for Permissive C-1 Uses on a 2.8 acre property located on the south side of Alameda Blvd. to the west of Edith Blvd. and east of the railroad tracks. The property is zoned A-1. Under the request, the applicants would develop the site with 17,400 square feet of buildings for commercial uses. This case was deferred at the November 7, 2007 CPC hearing at the applicants' request. The agent has submitted a revised site plan, additional justification, and letters of support for the development.

Staff Planner: Catherine VerEecke, Program Planner

Attachments:

- 1. Application
- 2. Land Use and Zoning Maps
- 3. Alameda Design Overlay Zone Regulations
- 4. Letter from Alameda North Valley Association for 11/7/07
- 5. Deferral Request, Notice of Decision for 11/7/07
- 6. Additional materials and justification
- 7. Revised list of uses, water budget
- 8. Revised Site Plan dated 11/19/07 (Commissioners only)

Bernalillo County Departments and other agencies reviewed this application from 9/25/07 to 10/15/07 and from 11/20/07 to 12/3/07. Their comments were used in preparation of this report, and begin on Page 17.

AGENDA ITEM NO.: 17 County Planning Commission January 9, 2007

CSU-70043

Consensus Planning, agent for Frank & Betty Tafoya, requests approval of a Special Use Permit for Specific Uses for Permissive C-1 Uses on Tracts 46A & 45A1A, located at 9545 Edith Boulevard NE, on the southeast corner of Alameda Boulevard and the railroad tracks, zoned A-1, and containing approximately 2.8 acres. (C-16) (DEFERRED AT THE NOVEMBER 7, 2007 HEARING)

AREA CHARACTERISTICS AND ZONING HISTORY Surrounding Zoning & Land Uses

	Zoning	Land use
Site	A-1	Single family residential
North	A-1	Single family residential Alameda Blvd. ROW
South	A-1	Single family residential
East	A-1	Alameda Ditch Single family residential
West	A-1/Special Use Permit for Auto Repair, Auto Body, A-1/Special Use Permit for PDA	Auto body repair, collision service Single family residential Railroad ROW

BACKGROUND:

The Request

The applicants are requesting a Special Use Permit for Permissive C-1 Uses on a 2.8 acre tract of land (3 parcels) located on the south size of Alameda Blvd. to the west of Edith Blvd. and east of the railroad tracks. The property is zoned A-1. At present, the applicants' property includes two single family residential dwelling units (a frame house and a mobile home).

The application states that "This request is for a SUP for a Village Center with Neighborhood Commercial and Office uses." Under the request, the applicants are seeking to construct 4 commercial buildings totaling approximately 17,400 square feet. The site plan shows two 8000 square feet structures for "office/retail" uses. There also will be two smaller structures ("Pads") of 2400 and 1000 square feet respectively. It appears from the site plan that the smaller Pad will have provisions for a drive through window. According to the site plan, access will be from Alameda Blvd. through two existing curb cuts.

Request justification.

In the justification statement, the agent argues that the request is consistent with the North Valley Area Plan, the Albuquerque/Bernalillo County Comprehensive Plan, and Resolution 116-86. The agent states the use would be similar to other uses existing to the west of the site and would provide a transition between the Rural Area (west of Fourth St.) and the Rural Village Center (Second to Fourth Streets) to the west and the Developing Urban Area to the east of the site (in the City of Albuquerque), which has industrial/office type uses. The justification states that the development will provide neighborhood scale retail and office space for the surrounding area.

In response to Resolution 116-86, the agent states that this use will be more advantageous as it will provide employment opportunities, revenues, and services for the area. The agent also states that there are changed neighborhood conditions in the area including increased traffic along Alameda Blvd. and the development of non-residential uses to the east of Edith Blvd. in the City of Albuquerque.

Surrounding Land Uses and Zoning

This property is located east of Second St., on the south side of Alameda Blvd. To the north, east, and south of the subject site, properties are zoned A-1 with residential uses. Several of these properties still have agricultural uses. To the southeast of the site is located a 55 lot Planned Development Area with cluster housing (CSU-97-27).

Several businesses exist to the west of the site, extending from the railroad tracks to beyond Fourth St. To the immediate west, a property with A-1 zoning has had a Special Use Permit for an Auto Body Repair Business since the 1980s (CSU-87-30). In 2006, this Special Use Permit was amended to add a towing service (CSU-60018). A convenience store is located to the west of this site on the corner of Second St. and Alameda Blvd. with C-1 zoning. Further west across Second St. is a church and school.

Properties on the north side of Alameda Blvd. nearby Fourth and Second Streets have C-1 zoning and include a convenience store, a nursery retail business, a car wash, and a Jiffy Lube. One property within that area (west of Second St.) has C-2 zoning and includes a drive-

through restaurant. To the east of these businesses extending to the railroad tracks, a property with A-1 zoning received a Special Use Permit for a Nursery and Greenhouse (CZ-33) and is currently developed with that use.

To the east of Edith Blvd., properties now have SU-IP zoning within the City of Albuquerque.

APPLICABLE PLANS AND POLICIES:

Albuquerque/Bernalillo County Comprehensive Plan

The site is located in the Rural Area as delineated in the Albuquerque/Bernalillo County Comprehensive Plan. The principal goal for this area is to "maintain the separate identity of rural areas as alternatives to urbanization by guiding development compatible with their open character, natural resources, and traditional settlement patterns."

Policy 3.a of the Plan (Land Use) states that "Rural Areas as shown by the Plan Map shall generally retain their rural character with development consisting primarily of ranches, farms, and single-family homes on large lots; higher density development may occur at appropriate locations – within rural villages or planned communities. Overall gross densities shall not exceed one dwelling unit per acre."

Policy 3.g states that the following policies shall guide commercial development in rural areas:

- Small-scale, local industries which employ few people and may sell products on the same premises are the most desirable industrial use.
- Neighborhood and/or community-scale rather than regional-scale commercial centers are appropriate for rural areas. Strip commercial development should be discouraged and, instead, commercial development should be clustered at major intersections and within designated mountain and valley villages.

Centers and Corridors Section

County Planning Commission and Extraterritorial Land Use Commission recommended adoption of the additional Plan section on September 10, 2001. The Board of County Commissioners and Extraterritorial Land Use Authority adopted the Centers & Corridors section on January 22, 2002.

The 2002 Amended Comprehensive Plan (Centers and Corridors Map) designates the Second St. and Fourth St. area along Alameda Blvd. as a "Rural Village Center" and the area to the west of the Rio Grande as a "Regional Center."

Activity Centers

The Goal is to expand and strengthen concentrations of moderate and high-density mixed land uses and social/economic activities which reduce urban sprawl, auto travel needs, and service cost, and which enhance the identity of Albuquerque and its communities. The Plan identifies four types of Activity Centers, which are shown on the Centers and corridors Map. These are: 1) major activity centers; 2) community activity centers; 2) specialty activity centers; neighborhood activity centers; and 4) rural village activity centers. Of these, neighborhood activity and rural village activity centers might apply to areas in the North Valley.

Rural Village Activity Center. These Activity Centers exist at several locations in the unincorporated areas of Bernalillo County. They are designated to serve daily convenience goods and service needs of residents living in the surrounding Rural and Semi-Urban Areas. Similar to Neighborhood Activity Centers in the Urban Area, Rural Village Centers are usually only a few acres in size, located on an arterial street or highway, and should ultimately contain a mix of small scale retail and service uses such as grocery stores, restaurants, gasoline service stations, hardware stores and offices, as well as some housing within walking distance of the other uses.

According to Table 10 in the Comprehensive Plan (Activity Centers), a Rural Village Center provides a location for the daily goods and service needs of surrounding rural communities. It should be accessible by vehicle, located on an arterial street, afford opportunity to walk safely from one use to another, proximate use on the same side of roadway, and include pedestrian and non-motorized travel amenities. It should be in scale with surrounding rural character and market.

Policy 7.a (Activity Centers) states "Existing and proposed Activity Centers are designed by a by a Comprehensive Plan map where appropriate to help shape the built environment in a sustainable development pattern, create mixed use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost effectiveness of City services. Each activity center will undergo further analysis that will identify design elements, appropriate uses, transportation service, and other details of implementation."

Policy 7.e states new Activity Centers are designated and added to the Comprehensive Plan through local government review and approval based on specific criteria.

Policy 7.h states "Changing zoning to commercial, industrial or office uses for areas outside the designated Activity Centers is discouraged."

North Valley Area Plan

This property is located within the Rural area of the North Valley Area Plan. The Plan states, following the Comprehensive Plan, that overall densities should not exceed one dwelling unit per acre in the Rural Area.

Policy 2 (Land Use) states 'The City and County shall stabilize residential zoning and land use in the North Valley Area.' This may be accomplished through the following:

- a. Limit the location, duration, and type of new uses allowed by Special Use Permit.
- Cancel discontinued Special Use Permits granted where existing conditions of approval are not met and permits that are otherwise in violation of the Zoning Ordinance.
- c. Retain existing County A-1 zoning as the only Rural Agricultural zone intended to provide agricultural activities and spacious development.
- d. Require landscape buffering and other measures necessary to limit potential impacts of non-residential uses on residential areas.
- e. Retain the low density character of the North Valley.

Policy 3.a (Land Use) states that "the City and County shall retain existing residential zoning on Alameda Blvd., Second Street, and on future roadway corridors."

Policy 7.1 states the City and County shall stabilize land use to protect affordable housing and land presently zoned for housing.

- a. Maintain and expand areas zoned for residential uses including A-1, R-1, M-H
- b. Limit encroachment of non-residential uses into residential areas
- c. Encourage residential zoning of parcels with residential uses.

The property is also located within the Edith Blvd. Corridor Area, which extends from Menaul Blvd. to Roy/Tramway Rd. west to the Santa Fe Railroad and east to the Municipal Limit. More specifically, it is in the North Edith Blvd. Sub-Area that extends north from Osuna Road to the Sandia Reservation. The area nearby the site is characterized mainly as 'rural' and also as having a number of recognized historic properties.

The "Trend Scenario" notes an apparent trend toward heavy commercial and light industrial uses along Alameda Blvd. and Edith Blvd, encroaching into residential areas, and for these streets to become commercial routes.

Under the "Comprehensive Plan" and "Preferred Scenarios", the North Valley Area Plan states that the current situation would be preserved with residential development and less traffic along Edith Blvd., recognizing its historic character. Economic development would be limited to home occupations in the residential areas and small-scale businesses along Edith Blvd. The Scenarios state there is some industrial development adjacent to Paseo Del Norte.

The "Preferred Scenario" still states a preference for uses allowed under the existing zoning.

The Plan states that the "land use pattern should reflect the present zoning" (Appendix, p.4).

Alameda Blvd. Design Overlay Zone

The overall intent of the Design Overlay Zone (DOZ) is to protect the visual qualities and unique historic valley character of the Alameda Corridor area to which it is applied and further provide guidance to developers, design professionals and property owners for new development, streetscape projects, and redevelopment projects.

<u>Character Zone 1</u> – Established Rural Neighborhoods – extends from the Rio Grande to Alameda Elementary School. This area is characterized by a rural landscape, including agriculture, tree groves, with long established neighborhoods. It does include the Cottonwood Corner strip mall.

<u>Character Zone 2 – 4th</u> Street Village Center – extends from Alameda Elementary School to Second St. This is a mixed use area with churches, schools, gardens, the community center, and commercial uses. The storefronts on 4th St. 'define the character of the valley,' while those on Alameda Blvd., such as Circle K, Sonic, are generic and reduce the uniqueness of the area.

<u>Character Zone 3</u> – Second St. to Edith Blvd. (Eastern Bench Area). This is a transitional area between the Village Center to back to residential uses. From Second

St. to the AT & SF Railroad are commercial uses with 'generic, standardized designs.' Beyond this, large parcels with agricultural potential pre-dominate.

The other character zone in the DOZ (Edith Blvd. to I-25) is outside the scope of this request.

The DOZ encourages new developments within Zones 1-3 to be within the existing zoning (A-1, R-1), rather than through the issuance of Special Use Permits for non-residential uses.

The DOZ includes regulations and guidelines for new development along the Alameda Corridor in a number of areas. For private development, these include the following: 1) architecture (materials, windows, roofs, front setbacks; 2) sidewalks; 3) walls and fences; 4) landscaping; 5) parking; 6) signs, and 7) site lighting. The DOZ also includes regulations for the Village Center, including sidewalks, plazas, walkways, parking, bicycle racks, and landscaping. (See Attachment 3).

Bernalillo County Zoning Ordinance

Resolution 116-86 lists policies for evaluating a Zone Map changes and Special Use Permit applications.

- A. A proposed land use change must be found to be consistent with the health, safety, and general welfare of the residents of the County.
- B. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a land use change.
- C. A proposed land use change shall not be in significant conflict with adopted elements of the Comprehensive Plan of other Master Plans and amendments thereto including privately developed area plans which have been adopted by the County.
- D. Stability of the land use and zoning is desirable; therefore, the applicant must provide a sound justification for land use change. The burden is on the applicant to show why the change should be made.
- E. The applicant must demonstrate that the existing zoning is inappropriate because:
 - 1. There was an error in the original zone map.
 - 2. Changed neighborhood or community conditions justify a change in land use or
 - 3. A different use category is more advantageous to the community as articulated in the Comprehensive Plan or other County Master Plan, even though (1) and (2) above do not apply.
- F. A land use change shall not be approved where some of the permissive uses in the land use change would be harmful to adjacent property, the neighborhood or the community.
- G. A proposed land use change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the County may be:

- 1. denied due to lack of capital funds; or
- 2. granted with the implicit understanding that the County is not bound to provide the capital improvements on any special schedule.
- H. Location on a collector or major street is not itself sufficient justification of apartment, office, or commercial zoning.
- I. A zone change request which would give a zone different from the surrounding zoning to one small area, especially when only one premises is involved, is generally called a "spot zone." Such a change of zone may be approved only when:
 - 1. The change will clearly facilitate revitalization of the Comprehensive Plan and any applicable adopted land use plan; or
 - 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.
- J. A zone change request which would give a zone different from the surrounding zoning to a strip of land along a street is generally called a "strip zoning." Such a change of zone may be approved only when:
 - 1. The change will clearly facilitate revitalization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone due to traffic or special adverse uses nearby.

Section 18. Special Use Permit Regulations

- A. By Special Use Permit after receipt of a recommendation from the Bernalillo County Planning Commission, the Board of County Commissioners may authorize the location of uses in any one in which they are not permitted by other sections of this ordinance; the Board of County Commissioners may likewise authorize the increase in height of buildings beyond the limits set fourth by sections of the zoning ordinance. With such permits, the Board of County Commissioners may impose such conditions and limitations as it deems necessary:
 - 1. To ensure that the degree of compatibility of property uses which this section is intended to promote and preserve shall be maintained with respect to the special use on the particular site and consideration of existing and potential uses of property within the zone and the general area in which the use is proposed to be located.

- 2. To ensure that the proper performance standards and conditions are, whenever necessary, imposed upon uses which are, or which reasonably may be expected to become, obnoxious, dangerous, offensive or injurious to the health, safety, or welfare of the public, or a portion thereof, by reason of the emission of noise, smoke, dust, fumes, vibration, odor, or other harmful or annoying substances;
- 3. To preserve the utility, integrity and character of the zone in which the use will be located, without adversely affecting adjacent zones;
- 4. To ensure that the use will not be or become detrimental to the public interest, health, safety, convenience, or the general welfare.

18.b.32. Specific Use.

a. (Office/Commercial) In certain situations based on unique conditions the owner may apply for any of the specific uses set forth in Sections 12, 13, 14 or 15 of this Ordinance. The special use for a specific use (office/commercial) may be granted if the owner/applicant proves by clear and convincing evidence that: (1) unique conditions exist that justify the request and (2) there is substantial support from neighborhood residents (or owners of property) within 200 feet of the site for the proposed special use.

ANALYSIS:

Surrounding Land Use and Zoning

This request is for commercial development on a 2.8 acre property located on the south side of Alameda Blvd. between Edith Blvd. and the railroad tracks. It proposes 17,400 square feet of building area for office/retail uses, although the specific uses are not indicated in the application. Part of the justification is that the uses will be similar to those located near the intersection of Fourth St. and Second St. and that the development will provide a transition between those uses and the industrial uses to the east of Edith Blvd. in the City of Albuquerque. In addition, an argument is made that increased traffic and the widening of Alameda Blvd. constitutes changed neighborhood conditions that could justify such a development.

The applicants have requested a zoning they call "Village Center Zoning" which does not exist in the County Zoning Ordinance. Staff has changed the request to "Permissive C-1 Uses." No additional written information has been provided regarding the uses on the property other than that they will be neighborhood-scale, office and retail uses.

Without the identification of the range of possible uses on the property it is difficult to determine if the request is appropriate for the site and its surrounding area. Nevertheless, it would appear that the proposed development is not consistent with the immediate area of the site, namely between Edith Blvd. and the railroad tracks, which is entirely residential with A-1 zoning. On the north side of Alameda Blvd. and also to the immediate south of the subject site, properties have A-1 zoning with large lots and single family residential uses. Properties to the east of the site extending to Edith Blvd. also have single family residential uses. Although the property to the immediate west of the site has an

auto paint and body shop on it, properties to the southwest have recently developed with cluster housing.

The proposed development also appears to be too intense for the vicinity of the site. Some commercial uses do exist to the west of the site. However, the uses (auto body repair, nursery/greenhouse) nearby the site west of the railroad tracks appear to be of relatively low impact for the area, particularly in terms of trip generation. The more actively intense uses (e.g., convenience store, drive-through restaurant, car wash) are located further west at the corner of Second St. and Alameda Blvd. or west of Second St. In addition, it appears that the square footage of two of the proposed buildings (8000 square feet) or of the site as a whole (17,400) would exceed that of commercial sites at the intersection of Second and Fourth Streets, which have relatively small, stand-alone buildings and small parking areas.

Plans

The request is not consistent with the Comprehensive Plan and the North Valley Area Plan land use designations and policies that both call for the vicinity of the site to be predominantly residential and rural and allow for small-scale commercial activities in designated Rural Village Centers. This request is for commercial uses, and it appears from the Map for 2002 Centers and Corridors Plan of the Albuquerque/Bernalillo County Comprehensive Plan that this property does not fall within the "Second to Fourth St. Rural Village Center". It also appears that the request is not consistent with the Plans' policies that support development of locally-owned and operated businesses as it is proposing regionally-oriented development that would mainly serve traffic along Alameda Blvd.

The request is not consistent with the North Valley Area Plan Policies regarding residentially-zoned properties. The North Valley Area Plan (Policy 3) states that the County must limit the location, duration and type of new uses allowed by Special Use Permit and that existing residential zoning should be retained along Alameda Blvd. and Second Street. This property falls within the Edith Blvd. Corridor Sub-Area of the North Valley Area Plan, and the northernmost area within the Edith Corridor. The plan scenarios for this area call for the preservation of existing residential uses and zoning with any new commercial development to be limited to home occupations. The Plan states that "Special Use Permits would not be granted in residential areas unless the permitted use was a home occupation or included onsite residency."

The site is located within the Alameda Design Overlay Zone, (DOZ) which provides guidelines and regulations for new residential and commercial development along Alameda Blvd. This DOZ is not a land use plan, although it divides Alameda into 'land use areas' (Character Zones) characterized by current and desired trends within them. According to the document, this property is in the Area 3--Eastern Bench Area (Second St. to Edith Blvd.), which recognizes the possibility for some commercial uses, but extending only up to the Railroad Tracks. Beyond that, extending up to Edith Blvd., the DOZ states, properties should retain their residential uses. Instead, the main area for existing and new commercial development would be nearby Second and Fourth Streets (Area 2), which would follow the Village Center Principles set forth in the Regulations.

The DOZ guidelines indicate that the site should develop with residential uses, and this

particular site and several adjacent properties are called out in the description of Character Zone 3 as follows:

"Low land near Edith Blvd – parcels without access to major roads form a quiet enclave of homes that have been affected by the mining operations." The description of this area further states "Renovations should be supported."

It is not clear from the materials submitted if the development will comply with any of the DOZ regulations, as no mention of it is made in the applicants' justification. No information is provided for the following areas identified in the DOZ document: 1) architecture (materials, windows, roofs, front setbacks; 2) sidewalks; 3) walls and fences; 4) landscaping; 5) parking; 6) signs, and 7) site lighting. The request must demonstrate compliance with the specific requirements in each of these areas.

Zoning Ordinance

The applicants have argued that changed neighborhood conditions justify the proposed land use change, per Resolution 116-86. This includes the development of new commercial uses and the widening of Alameda Blvd. However, it could be argued that a majority of these developments took place some time ago, or even before the current zoning took effect, and the trend in the area is towards new residential development, as shown by many new houses in the area and several cluster housing developments (e.g., CSU-40019, CSU-97-27). The widening of Alameda Blvd. does not seem to have affected this trend, and the trend towards residential development is reflected in the Alameda Design Overlay Zone residential land use designations, which were made after the widening of the road.

The applicant has not demonstrated how the proposed use would be advantageous to the adjacent properties and neighborhood as articulated in County Land Use Plans for the "Rural area", as specified by Resolution 116-86. It appears, instead, that the proposed uses are in conflict with the Plans' prescription for existing residential uses to be protected through not allowing new non-residential uses to be established in locations outside designated commercial areas. The proposed uses also appear to be too intense for the area and could have an adverse effect on the adjacent properties through an increase in noise and traffic. Such a land use change could also destabilize the residential zoning in this area, which is intended to remain residential.

In addition, planning staff notes that evidence of neighborhood support has yet to be provided from property owners/residents within 200 feet of the site, which is required for a Special Use Permit for Specific Use. No statement of unique conditions for the development has been provided.

Staff and Agency Comments

Departments and agencies have provided comments on this request. Environmental Health staff comments indicate that the development must be connected to Albuquerque/Bernalillo County water and sewer, and the site plan must show existing infrastructure (e.g., hydrants, sewer/water lines).

Public Works staff comments state that a TIA, a grading and drainage plan, and an access permit should be required. A provision must be made for dedication of a bicycle and

pedestrian trail along the north property line. It also does not appear that there is any provision for drainage on the site. New Mexico Department of Transportation comments also state that a Traffic Study is required and there will be mitigation requirements for the State Highway. An access permit is required.

Middle Rio Grande Conservancy District comments state its requirements must be met prior to approval of this request, namely that an access easement must be provided for the Conservancy to the Alameda Ditch from Alameda Blvd.

Zoning comments state that the Alameda Blvd. Design Overlay Zone requirements must be followed. Parking shown on the site is insufficient.

Planning staff also notes several issues with the site plan as follows: 1) numerical scale on site plan (1 inch=20 feet) is incorrect; 2) north property line is incorrect (Zone Atlas shows it curved and not straight); 3) adjacent land uses are not shown; 4) east property line is not shown; 5) acreage indicated for the site by the applicant (3.8 acres) differs from that in County GIS (2.8 acres); 6) setback for Building 2 (10 feet) does not comply with the corresponding C-1 zoning (15 feet); and 7) drainage/ponding areas not shown.

Analysis Summary

Zoning	
Resolution 116-86	Proposed commercial uses are not consistent with residential uses in the area. Property is developed with residential uses. Not consistent with plans for the area.
Requirements	Comply with commercial zoning requirements for setbacks, landscaping, paving, and parking. Comply with Alameda DOZ. Support provided from 3 property owners/residents within 200 feet. No statement of unique conditions.
Plans	
Comprehensive Plan	Not in designated village center. Too intense to be considered neighborhood scale.
Area Plan	Area of site designated in plans as residential.
Other Requirements	
Environmental Health	Provide sewer and water availability statement.
Public Works	Provide right-of-way for trail. Provide traffic study, access permit. Provide grading and drainage plan.
Other	Parks and Recreation is requiring a trail along north property line.

Conclusion

The request is for a Special Use Permit for Specific C-1 Uses on a property located along Alameda Blvd. east of the railroad tracks. The main justification provided is that the property is nearby a Rural Village Center and that increased traffic along Alameda Blvd. renders the property unsuitable for residential use. The request even suggests the development will be a village center.

Planning staff is recommending denial of this request in accordance with North Valley Area Plan policies that call for retaining and protecting the existing residential zoning on Alameda Blvd. and locating commercial development in designated Village Centers. These policies are reflected in the Alameda Design Overlay Character Zone designations. This property is located outside the Fourth to Second Street Village Center, and it appears the subject property could be re-developed with residential uses as the existing residence on it is set back about 175 feet from Alameda Blvd., and other residences along Alameda Blvd. are located even closer to the road.

The current request also conflicts with surrounding land uses. It is more intense than nearby commercial uses, and it could have an adverse effect on the nearby residential neighborhoods, which still predominate along Alameda Blvd. and Edith Blvd. The request is also too dense for the site as the parking, setbacks, and landscaping provided on the site plan are insufficient. Further, the use conflicts with the required pedestrian trail and bike trail, which could be impacted by the traffic generated by the uses, and will require additional dedication of right-of-way area. There also are issues associated with allowing ingress and egress for such a large development to and from Alameda Blvd. through this area, which is close to the intersection of Alameda Blvd. and the railroad tracks. There may also with issues with the presence of the Alameda Lateral to the immediate east of the property.

The Alameda North Valley Association has met with the applicant and has submitted a letter in opposition to the request (Attachment 4).

ADDITIONAL STAFF COMMENTS, JANUARY 9, 2008

Resubmittal Details.

This case was deferred at the November 7, 2007 CPC hearing at the applicant's request. Since that time, the applicants have submitted a revised site plan and landscaping plan. Prior to the CPC hearing, the agent had submitted a revised justification, a list of uses, and letters of support for the development, several of which fall within 200 feet of the subject site (Attachment 6). Changes to the site plan, based on staffs' comments, include the following: reducing the square footage of the buildings by from 17,400 square feet to 16,400 square feet; including an elevation drawing of the retail/office buildings; adjusting the parking to meet Zoning Ordinance requirements; showing a proposed (required) trail within the 30 foot landscape setback; providing additional information on water conservation and irrigation and maintenance of landscaping; and including a note that the development will comply with the Alameda Design Overlay. The revised justification added a list of neighborhood scale (C-N) commercial uses and a statement that the request will comply with the requirements of the Alameda Blvd. Design Overlay Zone in such areas as "building layout, signage, lighting, landscaping, etc." A revised list of uses and a conceptual water budget have also been

submitted (Attachment 7).

Additional Agency Comments.

It appears that a majority of the technical comments provided by agencies and staff for the previous site plan still apply, and additional issues with the development plan have been noted by staff and agencies.

Environmental Health comments state that a sewer and water availability statement and a site plan showing infrastructure have yet to be provided.

Public Works (Drainage) comments indicate that a grading and drainage plan and a storm water prevention plan must be provided prior to Special Use Permit approval (see also Hydrology comments). (The Special Use Permit application requirements {Section 18.C.5} state that a conceptual grading and drainage plan shall be submitted when considered appropriate by the Public Works Division). In addition, a portion of the property is within the flood plain, which must be addressed on the grading and drainage plan.

Public Works (Development Review) comments state that a Traffic Impact Analysis is required for the proposed development related to access and pedestrian (trail) issues. Department of Transportation access approval is required. Comments also state that a cross-access easement to Alameda Blvd. should be granted for the properties to the southeast of the site and shown on the site plan (See also MRGCD comments).

Parks and Recreation comments state that the trail (now shown in the landscaping plan) must meet the specifications of the Alameda Multi-Use Trail Feasibility Study (12 feet for pedestrian use and 5 feet for equestrian use). The trail should not be located within the drainage area.

The Zoning Administrator notes potential conflicts with the Zoning Code. The list of uses (Attachments 6&7) includes discrepancies, namely that several of the listed uses are not permissive within C-N zoning, and several of the uses are not listed at all in the Zoning Ordinance. In addition, clarification is needed regarding several proposed uses, including dry cleaners, restaurant, and drive-thru establishment that are not consistent with the site plan.

The Zoning Administrator's comments state that the site plan indicates (in a note) the intent to comply with the regulations of the Alameda DOZ. However, the comments state that many of the required amenities expressed in the DOZ must be clarified on the plan and/or properly represented on the submitted material, such as landscaping within the public right-of-way, building facades, glazing, roof type, signage, and building design (no franchise style). In addition, in accordance with the DOZ requirements, buildings must be setback at least 30 feet behind the required landscape area (25-foot landscaping buffer area PLUS 30-foot building setback which means a 55-foot distance from property line along Alameda Blvd.)

Staff also notes that there are still issues with the site plan. These include the following: 1) the numerical scale on site plan (1 inch=20 feet) is incorrect; 2) the north property line is incorrect (Zone Atlas shows it curved and not straight); 3) adjacent land uses are not shown; and 4) the east property line is not shown. In addition, the square footage and associated notes differ between the site plan and landscaping plan (16,400 and 17,400 square feet respectively), and

the dimensions of Building 2 (50 x 160 feet) conflict with the area currently indicated (7000 square feet).

Additional Analysis

Although some of staffs' technical comments have been addressed, the applicant has not provided an acceptable justification for the proposed land use change from residential uses to commercial uses. As noted above in the previous analysis (pp. 9-13), the request conflicts with adjacent residential land uses, with North Valley Area Plan policies for residential and new commercial uses, and with Albuquerque/Bernalillo County Comprehensive Plan policies for new commercial uses.

In addition, the modifications to the site plan resulting from the required grading and drainage plan, multi-use trail, front landscape setback, TIA (Traffic Impact Analysis), and water and sewer requirements, along with compliance with the Alameda Blvd. Design Overlay Zone could be substantial.

RECOMMENDATION:

DENIAL of CSU-70043, based on the following Findings.

Catherine VerEecke Program Planner

FINDINGS:

- 1. This request is for a Special Use Permit for a Specific Use for Permissive C-1 Uses on Tracts 46A & 45A1A, located at 9545 Edith Boulevard NE, on the southeast corner of Alameda Boulevard and the railroad tracks, zoned A-1, and containing approximately 2.8 acres
- 2. The applicant wishes to develop a total of 16,400 square foot building area for commercial uses on the property.
- 3. The property is located in the Rural Area as designated in the Albuquerque/ Bernalillo County Comprehensive Plan and the North Valley Area Plan.
- 4. The property is located in Character Zone 3 (Eastern Bench Area) in the Alameda Design Overlay Zone.
- 5. The request conflicts with the Albuquerque/Bernalillo County Comprehensive Plan Rural Area Policy 3g that states "Strip commercial development should be discouraged and, instead, commercial development should be clustered at major intersections and within designated mountain and valley villages."
- The request conflicts with the Alameda Blvd. Design Overlay Zone Character Zone and the Albuquerque/Bernalillo County Comprehensive Plan designations that state that new commercial development should be in the Village Center between Fourth Street and Second Street.
- 7. This request conflicts with Policy 3.a (Land Use) of the North Valley Area Plan, which states that the City and County shall retain existing residential zoning on Alameda Blvd., Second Street, and on future roadway corridors.
- 8. The request is not consistent with Resolution 116-86 in that the applicant has failed to demonstrate that the existing zoning is inappropriate for the site.
- 9. This request is not consistent with the health, safety, and general welfare of the residents of the County.

BERNALILLO COUNTY DEPARTMENT COMMENTS

Building Department:

Corrections listed below must be corrected for approval: 11/26/07: Comments noted below remain applicable. TMP

Building permits will be required for all proposed structures.

Environmental Health:

ABCWUA water and sewer appears to be available to this property, where applicable availability should be coordinated with the ABCWUA. A water and sewer availability statement is required. Please contact the ABCWUA at 924-3987.

Two of the existing structures on UPC #101606432043510133 are connected to water and sewer.

Site plan provided to the Office of EH doesn't depict existing structures and/or proposed and existing water and sewer connections, lines, or service locations. This is a contradiction to the application checklist which states that this information has been noted and depicted on a site plan.

- 1. If the grading and drainage plan requires onsite ponding, a mosquito control plan is required.
- 2. Fugitive dust permits are required from COA.

For 1/9/08

Comments are the same as before.

Zoning Enforcement Manager:

Must comply with all Bernalillo County Code regulations for this project.

Currently there are no zoning violations on the property.

Shall comply with all Bernalillo County Code Regulations in regards to off-street parking requirements, commercial sign regs, exterior lighting and landscaping requirements if approved.

Note: Recommend language, if approved designating which commercial zone it would be regulated under in order to enforce per that commercial zone.

For 1/9/08

Based on the above comments there is no adverse comments at this time. Please refer to previous comments.

Zoning Administrator

Proposed SUP for Permissive C-1 Uses

The project is deficient in the total number of off-street parking spaces required (87 required, 82 proposed). A de facto parking variance raises serious concern about the acceptable number of off-street spaces that are to be provided. Theoretically, the number of parking spaces allowed by the CPC/BCC will dictate the total number of spaces for any use existing on the site. Although this application is for a "special" permit and all activities will be governed by the site plan and related conditions, allowing off-street parking that is less than that required may affect future improvements and/or changes to the parcel. The owner should be made aware of these limitations.

Clarification should be made on the plan concerning any possible signs, building height, and landscaping responsibilities.

For 1/9/08

Deferred from November CPC hearing

Proposal has been changed; now is a request for a SUP for Restricted C-N Uses

Not included as listed from permissive C-N uses: church, drug store, laundry, washateria, laundromat, nursery/greenhouse, service station, sign details (#, size, location, type)

Not included as listed from conditional C-N uses: paint store, mobile home for watchman/caretaker, pet store, mixed use development

Activities added other than specified C-N permissive uses: dry cleaners, clothing store, shoe store, dry goods store, tailor's shop, custom dressmaking shop, millinery shop, drive thru establishment, florist, restaurant with outdoor seating, photo studio, shoe repair, music/dance studio, heath food/vitamin store, training/learning center, private mail center

USE DISCREPANCIES:

- (10) Dry Cleaners Drop off and pick up only What does this mean? "Dry cleaning, laundry, clothes pressing" is allowed permissively in the C-1 zone with limitations on the materials, employees, and location of the activity in relation to residential zones (Section 14.B.2.a.(8)). Dropping off and picking up is not mentioned or limited in this case; why the distinction?
- (13) Restaurant with or without outdoor seating. . . . Clarification is requested for the "outdoor seating" component of this use. Staff has no opposition to this feature (drive-in restaurant is a defined term allowing outside seating conditionally within the C-N zone), but when incorporated with an approved site development plan may create unforeseen problems with exact placement of the restaurant/seating on the property. Specifically, outdoor seating within designated off-street parking spaces, landscape areas or other designated areas would require a full public hearing (CPC & BCC) to determine its possible addition to the site at a future time. Conversely, showing possible outdoor seating for the restaurant on the site plan would allow the activity, but would preclude any other activity from taking place (building, structure, etc.) on that portion of the

property. Note: seating under a portal, porch, shade structure attached to a building is considered indoor seating.

- (17) Drive-thru establishment . . . Lists a "drugstore" as an allowed activity associated with this use, but a drugstore was not listed within the proposed permissive uses section of the request, as it appears to have been intentionally removed from the noted activities. Drugstore can be removed from the drive-thru list or added to the permissive uses as outlined in Section 13.B.2.a(8).
- (23) Heath Food/Vitamin Store . . . This is an undefined and unlisted term within the Zoning Ordinance, but would appear to fall under the existing allowance for a "grocery store" as listed in the C-N zone. Clarification may be necessary to determine the scope of the proposed activity to allow for proper classification.
- (26) Training/Learning Center . . . Similarly, this is also an undefined and unlisted term. May be similar to a "school" as defined by Section 5 and first allowed conditionally within the C-1 zone.
- (27) Private Mail Center . . . Also undefined and unlisted, but would appear to be similar in nature to other light commercial uses as listed currently within the C-N zone. Clarification is also needed for this proposed use on its scope for staff clarification.

APPLICABLE STANDARDS:

Required off-street parking appears to be met

82 spaces required based on total building area and proposed uses; 82 spaces provided

Provisions for bicycle rack(s) should be added to meet Sec. 21.A.21.

Additional details on the signs to be provided should be clarified 3 monument signs noted along Alameda Blvd; height, size, etc.

- C-N sign regs found in Sec. 13.B.2.(18); on-premise signs only
- 16-foot height limit on free-standing signs
- 32-square feet in area
- aggregate sign area for both free-standing and wall signs = 130-sq. ft.

Stated compliance with Alameda DOZ is noted on the plan, however, many of the required amenities expressed in the DOZ need to be clarified on the plan and/or properly represented on the submitted material, such as:

- landscaping within the public right-of-way
- use of only the approved landscaping materials and plants as outlined within Appendix A
- earth-toned colors for building facades
- limitation on the amount of glazed areas for each building surface
- prohibition on "generic franchise exterior design"
- visible, sloping roofs must be metal
- prohibition on reader board signs
- channelized letter required for signs
- limitations on size and location of wall signs
- buildings must be setback at least 30 feet behind the required landscape area (25-foot landscaping buffer area PLUS 30-foot building setback = 55-foot distance from property line along Alameda Blvd.)

- building street facades are limited to one story & 60 degree angle rule
- solid, stuccoed walls (3 feet in height) are required between all parking and traffic circulation areas
- 15 percent of the off-street parking areas are required to be landscaped; trees must form a continuous canopy to provide shade in these areas
- all buildings are to be separated from the off-street parking with adequate landscaping and a 6-foot wide sidewalk

pp. 19 - 30 of the Alameda Design Overlay Zone should be incorporated into the project to demonstrate compliance with the necessary standards

Fire:

Required access: Fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction.

The required width of a apparatus access road shall not be obstructed in any manner, including parking of vehicles during construction and/or occupancy.

An exiting analysis will be required to evaluate existing and/or proposed exiting systems.

Required alarm systems shall be designed by a N.I.C.E.T. level two or greater and forwarded to the Fire Prevention Bureau prior to installation.

A certificate of Compliance for the fire alarm system shall be prepared for each system and forwarded to the BernalilloCounty Fire Prevention Bureau.

Fire lanes shall be designed, approved, and insptected prior to occupancy.

Any Commercial structure 6000 Sq. Ft. or larger will require NICET 3 or greater Fire protection system and must be approved by the Bernalillo county Fire Marshals Office.

Bernaillo county Fire Department has Adopted International Fire Code 2006 (IFC 2006).

An automatic fire sprinkler system shall be approved and:

Approval pending the review and/or approval of the automatic fire sprinkler system.

A certificate of compliance for the automatic sprinkler system shall be prepared and forwarded to the Bernalillo County Fire Prevention Bureau prior to occupancy.

Required alarm systems shall be designed by a N.I.C.E.T. level two or greater and forwarded to the Fire Prevention Bureau prior to installation.

A certificate of Compliance for the fire alarm system shall be prepared for each system and forwarded to the BernalilloCounty Fire Prevention Bureau.

For 1/9/08

Public Works:

DRAN:

No comments received.

For 1/9/08

- 1. This property is subject to Bernalillo County Code Chapter 38, "Floods". The site plan included with this Special Use permit application shows extensive development. A conceptual grading and drainage plan prepared by an engineer licensed in the State of New Mexico must be submitted to, and approved by, Bernalillo County Public Works prior to approval of this application. The conceptual grading and drainage plan must meet minimum design criteria including existing contours and elevations and proposed contours and elevations. A complete drainage plan and/or report, approved by Bernalillo County Public Works, will be required prior to any development.
- 2. Portions of this property appear to be within a designated 100-year floodplain as shown on the National Flood Insurance Program's Flood Insurance Rate Map (FIRM). Existing storm water flows must enter and leave the property in historic conditions. Any development of this property must conform to Bernalillo County Code Chapter 38, "Floods". The property may be subject to flood insurance requirements of the Federal Emergency Management agency (FEMA). Flood insurance is likely to be required for development of the property. Development in and around the floodplain will have to be addressed specifically in the grading and drainage plan.
- 3. Development involving land disturbances equal to or greater than one acre requires a Storm Water Pollution Prevention Plan (SWPPP) in accordance with EPA NPDES Phase II regulations. A SWPPP and certification that a notice of intent has been submitted to the EPA are required prior to any development. Disturbance of areas larger than 3/4 acre require an Air Quality, Fugitive Dust Permit.

DRE:

- 1. The subject site is located on Alameda Boulevard which is classified as a Principal Arterial. Access must be requested from the State Department of Transporation. The location is problematic owing to the proximity of the railroad tracks and the grade separated intersection at Edith Boulevard.
- 2. The subject site is located within the Alameda Trail Feasibility Study boundaries. The preferred alignment for this regional trail borders this property. Additional right-of-way will be required.
- 3. A Traffic Impact analysis is required. The TIA must address trail requirements consistent with the Alameda Trail Feasibility Study.

For 1/9/08

For Jan 9, 2008

- 1. The applicant is required to complete a Traffic Impact Analysis to identify how access will impact road safety and operations and how the proposed development will interact with pedestrian, equestrian, bicycle and other non-motorized use of the planned Alameda Boulevard Trail.
- 2. A TIA is warranted for the following reasons: NMDOT has jurisdiction over Alameda Boulevard, a Principal Arterial, and has requested a TIA; the proposed development meets BCPWD threshold criteria for conducting a TIA; and special site considerations need to be addressed before approval of the site plan by the County Planning Commission.
- 3. The applicant proposes to place the Alameda Trail within the setback area required by the Alameda Design Overlay zone.
- 4. Cross lot access easement(s) for the property to the south presently utilizing Alameda Boulevard for access granted by NMDOT for this purpose should be provided by the applicant and shown on the site plan.

HYDRO:

Application is incomplete. For Special Permit applications, Section 18 (C)(5)(j) requires that the applicant show on the site development plan existing and proposed water, sewer, fire hydrant locations, storm water drainage facilities, and refuse container locations. Of particular interest to Water Resources are locations of existing and proposed water and storm drainage facilities. Absence of such information prevents review of the application as it applies to stormwater management and water conservation issues.

- 1. On the Landscape Plan, applicant should identify total square footage scheduled for landscape treatment. Please provide an estimated annual water budget for the landscape use.
- 2. Xeriscape treatment is noted and is appropriate for water conservation purposes. No turf use is planned.
- 3. Plan suggests that landscape area is in excess of 20,000 sqare feet (about 32,000 sq feet by rough estimate). As such, this plan is subject to provisions of Section 9 (E) of the Water Conservation Ordinance. This Ordinance REQUIRES that all such large landscapes supply or supplement landscapes using one or a combination of greywater systems, non-potable water, rainwater harvesting and/or low impact development techiques such as curb cuts and approved cistern systems.
- 4. Should applicant choose to use greywater or non-potable water, applicant must still evaluate potential for rain water harvesting / low impact design and demonstrate practicability / impracticability.

- 5. Because no water conservation / water harvesting discussion or plans are provided, the application is deemed incomplete and not ready for review.
- 1. Per Section 38-171(e) of Bernalillo County Code, application for all land use changes shall address drainage control... in terms of the interaction of these parameters with other requirements and needs produced by the proposed land use changes and shall comply with an addopted drainage management plan.
- 2. Per Section 38-141 (3)(g and h) Design storm drainage facilities, which provide effetive storm drainage and flood control protection as well as promote quality of life and further other adopted county policies, including develoment of multiple use drainage facilities. Improve the quality of storm water runoff.
- 3. Per Section 38-147 (b) Post-construction stormwater quality protection. For all development and redevelopment projects with land disturbances equal to or greater than one acre, including sites which disturb less than one acre but are part of a larger common plan of development, that discharge into the county's drainage system, within the urbanized area of the county, post construction water quality BMPs are required.

Applicant has not identified drainage plans or elements which are necessary to promote rainwater harvesting and low impact development. Such features are required for the application in as much as they "further other adopted county policies" and also serve to "promote the quality of storm water runoff", particularly with regards to runoff from paved parking areas. Furthermore applicant has not identified or addressed any conceptual post construction water quality BMPs, which are required at this time per the provisions of Sectin 38-171 (e). Therefore, application is not ready for review.

For 1/9/08

Applicant has not addressed previous comments. Existing water and sewer line locations and proposed tie-ins should be shown on site plan.

Applicant has submitted a revised site and landscape plan dated 11/19/07 and has added notes addressing water conservation criteria and identified the total landscaped area.

Still missing are an estimated water budget, conceptual drainage, identification of curb cut locations, identification of any ponds or other key drainage features, or "typical" details of such features.

Therefore, plan remains incomplete and insufficient for review.

Previous comments have not been addressed with revised information, and likely cannot be without a conceptual grading and drainage plan.

Parks & Recreation:

BCPR Findings:

- 1. 2030 Metropolitan Transportation Plan calls for a trail on Alameda Blvd.
- 2. Per the Alameda Trail Feasibility Study, the preferred alignment for this regional trail borders this property.
- 3. A Traffic Impact analysis is required and must address trail requirements consistent with the Alameda Trail Feasibility Study.

BCPR Conditions:

- 1. Dedication of necessary ROW and design and construction of a multi-use trail on Alameda Blvd., consitent with the Alameda Trail Feasibility Study.
- 2. A copy of the TIA shall be provided to BCOR for review.

For 1/9/08

BCPR met with the applicant's agent and staff from BCPW on 11/16/07 to discuss the trail requirement and related issues.

As stated on the revised site plan, sheet A002, the applicant will work with the County to locate a paved trail within the 30' landscape setback area along Alameda. Per the Alameda Trail Feasibility Study, the paved multi-use trail shall be 12' wide and a 5' equestrian path shall also be provided, including buffers for saftey. Please reference page 22, cross sections A & C, of the Study document for further details on how to accommodate these uses.

Clearly, the proposed cobble drainage swale is not compatible with a paved trail. BCPR looks forward to a revised landscape plan that addresses these varied design and functional interests.

Sheriff's:

No comment received

COMMENTS FROM OTHER AGENCIES

MRCOG:

There are two projects adjacent to the development area in the 2030 MTP. MPO ID # 578.0 "Alameda Bd Widening" widens Alameda from 4 to 6 lanes. MPO ID # 578.1 "Alameda Bd Bike Lanes and Trail" constructs new bike lanes and a bike trail. Coordination with County Public Works is recommended to insure site development consistent with these planned projects.

For information purposes, Alameda Bd is classified a principal arterial. Edith Bd is classified a minor arterial.

For 1/9/08

MPO Project ID # 833.0 "Alameda Bd Bike & Pedestrian Trail" has been included by the County in the 2030 MTP and the TIP. Coordination with County Public Works is recommended to insure development consistent with this project. For information, Alameda Bd is functionally classified an urban principal arterial.

AMAFCA:

No comment.

For 1/9/08

No comment.

City Planning Department:

No comments received.

City Public Works:

Transportation Planning: No comments received.

For 1/9/08

Project # ZCSU 70043

Findings

- 1. Alameda Boulevard is a principal arterial as designated on Long Range Roadway System map.
- 2. Alameda Boulevard is proposed to contain on-street bicycle lanes and a minimum 10 foot wide multi-purpose trail adjacent the subject property, as designated on the Long Range Bikeway System map.

 Conditions
- 1. Dedication of additional rights-of-way as required by the County Engineer for construction of the on-street bicycle lanes and minimum 10 foot wide multi-purpose trail as designated on the Long Range Bikeway System map.
- 2. Construction of arterial roadway and on-street bicycle lanes and minimum 10 foot wide multi-purpose trail along Alameda Boulevard adjacent the subject property, as

designated on the Long Range Roadway System and Long Range Bikeways System maps.

Transportation Development:

No adverse comments.

For 11/9/08

No adverse comments.

Water Utility Authority

Need to request a Water/Sewer Availability Statement.

For 1/9/08

CSU - 70043 The water/sewer availability letter has been requested and is pending developer providing fire flow requirements. The building layout is NOT acceptable as Building 1 is shown on top of the existing vacuum sewer main line.

City Transit:

No comments received.

City Open Space:

City Open Space has no adverse comments.

For 1/9/08

City Open Space has no adverse comments.

NMDOT

Case Number: ZCSU 70043

Case description: Special Use for Village Center with neighborhood commercial and

office use

Location: 9545 Edith Blvd. NE, Albuquerque, NM

Type of development (Residential/commercial): Commercial

Possible Impacted NMDOT roadway(s): Alameda Blvd.

Departments Comments: There will be impacts to the State's transportation system. All impacts to the State's transportation system shall be mitigated. Prior to approval of any driveway/access permits and any development, the impacts will have to be quantified through a traffic engineering study. It is incumbent on the owner to meet with NMDOT Traffic Engineering to establish development requirements.

PNM

It is the applicant's obligation to determine and accommodate existing utility easements that cross the property, to dedicate utility easements, and to abide by any conditions or terms of such easements.

APS

MRGCD Map 24, Tract 46A1, is located on 9545 Edith Blvd NE. The owner of the above property requests a special use permit for specific uses for permissive C-1 uses. The requested special use permit is for a Village Center with Neighborhood Commercial and Office Uses. This will have no adverse impacts on the APS district.

For 1/9/08

CSU-70043 MRGCD Map No. 24, Tracts 46A and 45A-1-A, is located on 9509 Alameda Blvd NE. The owner of the above property request a special use permit for neighborhood scale commercial and office uses. This will have no adverse impacts to the APS district.

MRGCD

Application No. ZCSU 70043? An existing 15? wide road easement was granted along the north property line of Tract 46A. The District requires access to the Alameda Lateral from Alameda Boulevard. Please have developer contact the MRGCD Engineering Department to discuss our access requirements.

The proposed site plan must allow the property owners south of this proposed development, Tract 46A2A & Tract 46A2B, to access across the Alameda Station site for access to Alameda Boulevard. These tracts will become land locked if access is not provided.

Provide MRGCD Engineering Department with a copy of the preliminary plat for review and approval.

The District may have more comments upon review of the proposed plat.

NEIGHBORHOOD ASSOCIATIONS:

Alameda North Valley Association North Edith Corridor Association